

BHA News

VOL. XII NO. 3

NEWSLETTER OF THE BRICKELL HOMEOWNERS ASSOCIATION, INC.

FALL 2002

The **BRICKELL HOMEOWNERS ASSOCIATION** is comprised of 29 condominium association members and 17 associate neighborhood members representing some 16,000 residents along the Brickell corridor from Rickenbacker Causeway to the Miami River including on Brickell Key. The purpose of the BHA is to communicate common interests more effectively and mobilize support on important issues relating to the quality of life in our neighborhood.

www.brickellhomeowners.com

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Mayor Penelas Presents "People's Transportation Plan" to BHA

On November 5, Miami-Dade County voters will be asked to vote on a measure to provide a dedicated source of revenue for major mass transportation improvements countywide through a half-penny sales tax.

Mayor Alex Penelas attended the Brickell Homeowners Association's October Board of Directors meeting to explain the plan, answer questions and advocate for voter support. The Mayor stressed the critical, urgent need for the half-penny, which is projected to generate \$140 to \$150 million annu-



Mayor Penelas explains transit plan to BHA reps.

"Transit Plan" continued on page 5

PAC Endorses Three Candidates, Supports Mayor's Transit Plan

The Brickell Neighborhood Political Action Committee announced its endorsement of the **Jeb Bush** candidacy for reelection as governor for the State of Florida. Jeb Bush, who received the PAC's endorsement four years ago when he first won office over **Buddy McKay**, was chosen over **Bill McBride**, the Democratic challenger for the Tallahassee top seat.

In the U.S. House of Representatives 18th District race, the Brickell Neighborhood PAC endorsed incumbent **Ileana Ros-Letinen**, a po-

"PAC Endorsements" continued on page 6

BRICKELL NEIGHBORHOOD PAC ENDORSEMENTS

GOVERNOR: JEB BUSH

18TH U.S. CONGRESSIONAL DISTRICT: ILEANA ROS-LEHTINEN
STATE REPRESENTATIVE DISTRICT 107: GUSTAVO A. BARREIRO

IN FAVOR: TRANSIT SURTAX, COUNTY ORDINANCE 02-116
OPPOSED: CONSTITUTIONAL AMENDMENT #3 (HOME RULE)

Happy Birthday, Henry!

Father & Mentor For Brickell Homeowners Association

On December 12, 2002, **Henry H. Taylor, Jr., Esq.** will celebrate his 90th birthday.

Henry just had his drivers license renewed for another six years. On the links, Henry spots strokes to men half his age. His creativity is going strong. Nowhere has his energy, sound judgment and innovative mind contributed more than in his personal sponsorship of BHA. Its formation in 1990 was at his suggestion. His law firm prepared the Articles of Incorporation and the Bylaws at no charge. He and his firm have well served BHA *pro bono* on so many issues over the years.

Early on, Henry recognized the need for a news-

letter to connect our members, thus *BHA News*.

But Henry's most significant contribution to BHA has been his sound advice, his keen judgment and his sensitivity. The success of BHA has been largely due to a continuing sense of consensus on the many issues we have confronted. We have been able to avoid the divisiveness that hampers so many organizations. And, it has been Henry's quiet guidance that has kept us on course.

Now, on the occasion of Henry's 90th birthday, join me in thanking Henry and in expressing our appreciation for his generous support.

Happy Birthday, Henry! And many more... ■

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Airplane Noise Abatement: Nothing Yet After Five Years

"This document has been five years in the making, proposes changes impacting only six percent of the entire Miami Airport operation, and nothing's been achieved," said Task Force member Patrick McCoy.

For two years members of the Airplane Noise Abatement Task Force had been waiting patiently for the Federal Aviation Administration to approve a proposal that would make the first inroads — albeit baby steps — toward establishing a noise abatement program at MIA. The big answer everyone was waiting for would impose noise abatement measures on about six percent of total airplane traffic: flights between 11 p.m. and 6 a.m., roughly around 40 a night, give or take a few. For the only major city in the entire United States without a noise abatement program, this seemed a small, reasonable way to begin.

Imagine the dismay of Task Force volunteers when they learned that all the while they were awaiting a "decision" by the FAA, that decision

had been long-ago pre-empted by airport officials. It turns out that back in April 2000, according to what members of the Task Force recently learned, the Miami Airport Tower Chief had officially filed a letter to the FAA stating the airport's objections to the steps that were to going to be proposed in the Environmental Assessment. That meant that the FAA wouldn't even consider the proposal when they received it: there has to be local agreement between the airport and the local FAA chief before the FAA will make a ruling. So, when the Task Force's Environmental Assessment was delivered to the FAA in Atlanta in December 2000, it was a useless submission. But members of the Task Force didn't know that, and instead worked with airport officials for months preparing the document and then waited expectantly for something that wasn't ever going to come. Waited two years.

Task Force members feel duped, to say the least. After all, Jeff Bunting, Bruce Drum and other senior officials "in the know" from Miami-Dade Aviation serve on the Task Force.

"Noise Abatement" continued on next page



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Noise abatement consultant Ray Nugent, Patrick McCoy, BHA President Tory Jacobs, Chief of Staff for Mayor Diaz Francois Illas and Commissioner Johnny Winton discuss the next steps with trying to start a noise abatement program at MIA.

At the urging of Task Force members, in August the City of Miami hired noise abatement consultant Ray Nugent who has the background and technical expertise to guide the non-aeronautics professionals through the process and look out for their interests. He is in the process of evaluating the airport's 1,000-page Environmental Impact Statement from which the Environmental Assessment document was created.

Since Nugent's arrival a few real positive steps

The Bus Bench Fiasco where it Stands...

Representatives from Sarmiento Outdoor Advertising, the company responsible for the new bus benches and advertising panels, met with BHA Directors to discuss remedies to the bus bench design and advertising plan that created the uproar throughout the City of Miami and City Hall a few months ago.

Sarmiento reported they are working with the City of Miami to revise their original plans so that in non-commercial areas they eliminate the advertising panels that began blocking sidewalks and visually polluting Brickell Avenue and other roadways in July. BHA and other residential neighborhoods have said since January 2002 that they do not want the commercial messages in their front yards. Sarmiento told BHA Directors in mid-September that the four panels that were installed on Brickell Avenue will be removed, however, all four still remain, not coming out nearly as quickly as they appeared. ■

have taken place. In September, the local Tower Chief and MIA wrote a letter to the FAA stating that now the noise abatement steps proposed two years ago would be acceptable with a few modifications. The problem is that a lot has happened in the past two years and the assessment might not be current enough for the FAA. Representatives of Miami-Dade Aviation and Patrick McCoy, a 25-year pilot and community activist on the Task Force are going to Atlanta to discuss this with the FAA at the end of October.

"Now that it's two years old, we really have to figure out where the FAA stands." McCoy said.

Despite the disappointing delays, the Task Force remains on task, hoping this meeting with the FAA is the beginning of real progress. ■

Déjà vu Dread Brickell Resurfacing on the Horizon

From the archive of Brickell Homeowners issues that ended less than satisfactorily, it's time to anticipate Brickell Avenue repaving again by the Florida Department of Transportation. Many residents who have lived in the area since 1995 remember the last resurfacing project for Brickell Avenue as a bitter disappointment, with the finished roadway a spotty patchwork of unmatched concrete slabs. The FDOT's end product, most residents felt, was unattractive and noisy and not befitting Brickell Avenue, the entryway to the heart of Miami.

The BHA was unsuccessful then in its attempts to convince FDOT that a different surface or a more complete overhaul was needed. That will have been a decade ago by the time this project comes around for actual execution, currently among the FDOT's 2006 list of projects.

The BHA's input is being sought again as planning begins by FDOT, the State agency charged with oversight of Brickell Avenue as part of U.S. Highway 1. BHA will solicit the input of its members and new neighbors in the area robust with development. BHA directors are optimistic that the collective stakeholders can ensure a grand, attractive Brickell Avenue roadway that bespeaks the world-class status for which Miami strives.

Residents can revisit the saga of the 1995-96 resurfacing project at brickellhomeowners.com under the News section. ■

"Transit Plan" continued from page 1

ally, plus potentially the same amount matched by the federal government:

"We're one of the few areas in the United States that doesn't have a dedicated local funding source, needed to get the federal match," the Mayor pointed out. It will take this huge amount of funding over many years to begin to address the needs of the rapidly growing, expansive county. Beyond the mere inconvenience of traffic delays, the transportation outlook in Miami-Dade is pivotal to our future, Mayor Penelas said:

"We all know that transportation is a serious issue...a quality of life issue, a business viability issue. Our ability to compete as the Gateway of the Americas is dependent on transportation. When global companies sit down to look at where to locate and see that it takes one-and-a-half hours to go from the seaport to the airport — which is not all that uncommon — it's a problem," the Mayor said.

Mayor Penelas acknowledged the County's last attempt to implement a transit tax plan in 1999 for a full penny failed due to mistakes made in the

communication of the plan to voters, and because of the strong mistrust of government that permeated the landscape then, and continues today.

"The #1 issue that emerged: 'We don't trust you; we don't want to give you anymore of our money,'" the Mayor said they learned when talking to people about introducing the concept this time around. "That was the overriding theme and concern that we heard over and over again."

Oversight Board is Key

"What anchors the People's Transportation Plan is the Citizens Independent Transit Trust," Mayor Penelas said. This oversight committee of 15 will be slated by an independent nominating committee, which will present each Miami-Dade Commissioner with four choices for their district's

"We're one of the few areas in the United States that doesn't have a dedicated local funding source, needed to get the federal match."

-Mayor Alex Penelas

"Transit Plan" continued on page 7

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"PAC Endorsements" continued from page 1

litical veteran who has been a friend and advocate for the Brickell area. Most recently she recognized the work of the Brickell Homeowners Association, lauding the BHA's community leadership to be forever noted in the Congressional Record. Congresswoman Ros-Letinen is credited with a many accomplishments in Washington, DC, for Miami, especially for garnering \$21 million in federal funding for the dredging of the Miami River, working closely with Senator Bob Graham.



Representative Barreiro speaks to neighbors at the BHA Candidates Forum in August.

State Representative **Gustavo Barreiro** also received the Brickell Neighborhood PAC's endorsement for his candidacy for a second term in Tallahassee rep-

resenting District 107, which includes a significant portion of Brickell Homeowners Association residents. Running against newcomer Rafael Antonio Velasquez, Brickell leadership has found Representative Barreiro to be responsive and accessible, and looks forward to working with him on matters of importance to the Brickell area.

PAC Gives Nod to Transit Surtax

The Brickell Neighborhood PAC took a stand **in favor** of the Miami-Dade County ordinance calling for a half-penny sales surtax for transit system capital improvements. Recommending a "yes" vote to Brickell neighborhood voters, PAC steering committee members viewed the proposed East-West corridor linkage, bus service expansion and Metrorail expansions as critical to improved quality of life throughout the County and essential to Miami's position as a vital, healthy metropolis and world-class city. If passed, the surtax would provide a funding mechanism to extend the Brickell Shuttle service, which doesn't have a dedicated source of operational funding after mid-2003, according to Mayor Penelas.

"Home Rule" Amendment Opposed

The PAC took a stand on only one of the 10 state constitutional amendments that will be on

the November 5 ballot: No. 3, a critically important but little understood amendment—the "Home Rule" question. The PAC is **against** Constitutional Amendment No. 3, which if passed, is largely viewed as presenting a serious risk to our local government's autonomy.

The Brickell Neighborhood PAC, a separate organization from the BHA, was formed in 1997 to provide Brickell Neighbors a voice in the political process on candidates and issues of importance to the Brickell residential neighborhood. ■

Also on the Ballot

On November 5th City of Miami voters will be asked to consider an initiative to increase the pay City of Miami Commissioners from the token pay they've historically received to 60 percent of the mayor's salary. The BHA has supported this effort in the past, which our Commissioner Johnny Winton supports. Many believe that only with a realistic salary for the job can we expect to get the most qualified pool of candidates for elected leadership. ■

Firefighters to Offer Holiday Trees in the 'Hood

Look for holiday trees in a pavilion behind the Immanuel Lutheran Church (17th block of Brickell) selling holiday trees beginning the day after Thanksgiving. They plan to offer delivery service in the neighborhood. Proceeds will benefit a list of charities. All this assumes the City provides them with the necessary permits. ■

Do you know about the Brickell Shuttle?

The Brickell Shuttle provides a 2.2-mile service loop connecting Brickell Key, the Brickell Commercial District in Downtown Miami, Brickell Bay Drive, Brickell Avenue, Metrobus, Metromover and Metrorail. Two shuttle buses are currently operating. ■

"Transit Plan" continued from page 5

representation. Each Commissioner can ask for only one additional slate of four candidates. In addition to the 13 County Commission district positions, one appointment will come from the County Mayor and one from the Miami-Dade League of Cities.

"It's never simple for an elected official to look you in the eye and say we need more of your money to solve problems," the Mayor told BHA representatives. "You elected me to be the macro visionary for the Miami-Dade region. I'm telling you this is the most serious problem we face."

The plan lays out a timetable for 89 miles of Metrorail expansion starting first with an east-west extension connecting the seaport to the airport and west to the Florida Turnpike. A Baylink Corridor would connect Downtown Miami to Miami Beach and the Northeast Corridor would connect Downtown Miami to Northeast Miami-Dade.

A 47 percent increase in bus routes with more frequent service, a free Metromover for all and free mass transit for all people 65 years of age and older regardless of income are also part of the plan. The plan will also provide some level of funding for examining the feasibility of a tunnel under the Miami River, although how much would be allocated wasn't clear.

Additional, Not Replacement Funds

Of the projected \$140-150 million expected to be raised locally, 40 percent will be paid by tourists, including those 80,000 Broward County residents who work in Miami-Dade. A "maintenance of effort" component of the plan ensures that the tax will supply *additional* revenues for transit improvements, the Mayor emphasized. This means that municipal and county funds currently in place



BHA Chairperson Herbert Bailey, Secretary Mac Seligman, President Tory Jacobs, Mayor Alex Penelas and BHA Rep Ron Smith at October BHA Directors meeting.

for transit will remain in the budget and not be replaced by the new revenue.

Another key element of the plan would allocate about 20 percent of the total annual revenue to be divided among each municipality in the Miami-Dade on a pro rata basis for transit-related and transportation improvements in their cities.

More information is provided on the People's Transportation Plan at www.trafficrelief.com, available in three languages. ■

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BRICKELL BOOM: An Update on Development

To get an idea of how hot the Brickell area is, one need only take a brief visual survey of the neighborhood. Construction cranes, real estate advertisements and project signs seem to reside on every corner. The area is booming with new development, and the promise of a world-class, vibrant urban metropolis and a revitalized downtown seems within reach. With the current projects under construction, and the new ones in the planning and approval stages, Brickell residents will see an explosion in amenities offered, including stores, restaurants and entertainment, all within walking distance.

With the help of the Downtown Development Authority, *BHA News* staff compiled status reports for those developments currently under construction or in the planning stages in the Brickell area, from the Miami River south to 26th Road between I-95 and the Bay. The total investment in new development in this area is staggering, with the projects below representing more than two billion dollars in projected development costs. They'll add more than 9,000 new residential units, an estimated 800,000 square feet of commercial space and more than 400,000 square feet of retail space according to a rough tally of developers' plans.

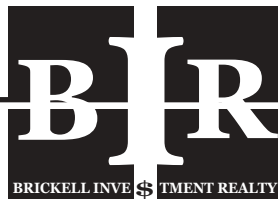
It's significant to note that the list *BHA News* compiled below does not include projects in the Central Business District, or further north in the areas referred to as

"Park West" and the "Media and Entertainment District," where multiple developments are planned or underway. These areas include significant projects that collectively aim to dramatically transform the heart of Miami into a thriving, culturally rich urban setting likened to parts of Manhattan and other major international cities. There's the \$300 million One Miami project at the mouth of the Miami River, the \$255 million Performing Arts Center, the \$300 to \$400 million redevelopment of Bicentennial Park into Museum Park, the \$47 million new Parrot Jungle on Watson Island, nightclubs, condos and many other projects that mirror the investment level south of the river.

The enthusiasm for Brickell is unmistakable and is reflected in the developers' comments we heard and highlighted below. Build it and they will come? The belief clear: If it's built in Brickell, they will.

"We never swayed from our original plan of focusing on the daily needs of Brickell residents,"

-George Giebel, Constructa



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Residential Projects



Courts Brickell Key

LOCATION: 801 Brickell Key Blvd.

DEVELOPER: Swire Properties, Inc.

STATUS: near completion.

PRICE RANGE: \$250,000-\$550,000

DESCRIPTION: Jim Scott Architecture has designed this 34-story, 318-unit condominium project. Conveniently situated adjacent to Brickell Key Marketplace, The Courts will feature a fitness center, pool, concierge, valet, racquet and tennis courts. The development is currently 80% sold.

A WORD FROM THE DEVELOPER: "We believe the reason Courts Brickell Key has been so successful, even through this difficult market, is that it is perceived to be a strong product offered at an exceptional value," notes **Megan Kelly** of Swire Properties.

Two other developments on Brickell Key are in the early planning phases. One of the developments is planned to have an office component and the other will be situated on the southern tip of Brickell Key.



Jade Residences at Brickell Bay

LOCATION: 1331 Brickell Bay Drive

DEVELOPER: Fortune International Development and Swire Properties

STATUS: under construction

PRICE RANGE: \$400,000 to over \$5 million

DESCRIPTION: A 48-story residential tower on the bay, featuring 326 condominium units with sweeping vistas of Biscayne Bay and the Miami skyline. A full-service business facility, concierge services, private bay-side cabanas, a 31,000-square-foot European spa and fitness center, infinity-edge pool, whirlpool and sundeck complete this luxury lifestyle property.

A WORD FROM THE DEVELOPER: "Brickell's up-and-coming status for residential development has been years in the making," said **Edgardo Defortuna**, president of Fortune International. "We've created the ideal product for the niche buyer who's looking for an urban location and a luxury lifestyle."



Summit Brickell

LOCATION: 50 S.W. 10th Street

DEVELOPER: Bermello, Ajamil and Partners, Inc.

STATUS: Phase I complete and leasing office open

PRICE RANGE: \$945 to \$2,600 per-month

DESCRIPTION: A luxury apartment complex to include three phases of 405 units each and supporting ground level retail. Phase I, which just opened several weeks ago, is a 15-story structure which includes a pool, fitness center, 24-hour concierge, valet, parking garage and laundry facilities in each unit. The retail selections offer Mexican and Spanish cuisine, an ice cream parlor, a pizzeria and a hair salon. Phases II and III are currently in the planning stages.

A WORD FROM THE DEVELOPER: "I am pleased that our leasing is ahead of schedule," said **John Spatz**, Summit Property Manager. "There is a lot of excitement about Summit because we're one of the first luxury hi-rise rentals to open in Brickell in 20 years."



Brickell Bay Village

LOCATION: 2101 Brickell Avenue (Between The Atlantis and Bristol Tower.)

DEVELOPER: BCOM

STATUS: under construction with completion in Fall 2003;

DESCRIPTION: Bermello, Ajamil and Partners is the architect for the 37-story, 768,000-square-foot, 360-unit residential tower. The design incorporates a high-tech gymnasium, business center, on-site valet, party room, retail areas, pool deck with Jacuzzi and volleyball courts. A garage will contain 548 parking spaces. The public areas will be furnished in an upscale décor, to include marble and a sculptural water-wall feature. An on-site sales office will open November 15.



Park Place at Brickell

LOCATION: 1440 Brickell Avenue

DEVELOPER: Rilea Group

STATUS: Obtaining permits, construction to begin Spring 2003; completion in Spring 2005

DESCRIPTION: This expansive development, designed by Bermello, Ajamil and Partners, will feature 36- and 40-story residential towers encompassing 773 residential units. The towers will share a central garden plaza, but each building will have its own pool, racquet court and gymnasium. 1,200 parking spaces have been provided, 50 percent more that required by City Code. The developer planned for 20,000 sq. ft. of restaurant and retail space at the ground level, to support both the residents and the surrounding neighborhood.

ing in this area; with the Jade, Four Seasons and Park Place, this area is beginning to feel to us like a Miami version of Rockefeller Center in New York City.”



South Bayshore Tower

LOCATION: 1390 Brickell Bay Drive

DEVELOPER: Florida East Coast Realty, Inc.

STATUS: Obtaining permits, completion planned in Spring 2005

DESCRIPTION: A 39-story residential project to include 347 rental units, pools, valet, health club and supporting retail.



A WORD FROM THE DEVELOPER: “We chose a location at the south end of Brickell, away from the traffic,” said Alan Ojeda, CEO of Rilea Group. “We like what is happen-



The Beacon

LOCATION: 801 Brickell Plaza

DEVELOPER: Renzi Development

STATUS: obtaining permits; groundbreaking planned for June 2003 with completion in June 2005

DESCRIPTION: This 39-story mixed-use project, designed by Behar Font, will incorporate 252 rental units with ground level retail/restaurant. Amenities planned include a convenience store, concierge, valet, 24-hour security, pool and spa. More parking than required by the City has been provided. Each residence receives two parking spaces, and additional spaces may be purchased if required.



The Sail

LOCATION: 170 SE 14th Street (to the rear of Fortune House)

DEVELOPER: Renzi Development

STATUS: obtaining permits; completion planned for Summer 2004

Price: \$200,000 +

DESCRIPTION: Architects Collado & Molina, PA have designed this 29-story luxury residential and retail project to rise near the Bay. The development will fea-

ture 152 condominium units with amenities such as a media room, exercise room, valet, concierge, 24-hour security and a pool on the 10th floor with vistas of downtown and Biscayne Bay.

A WORD FROM THE DEVELOPER: "We are proud to be serving the Brickell community by providing something affordable for those who want to live and work in the area," says **Pascual Renzi**, president of Renzi Development. "It's exciting, because there is a lot of synergy going on right now – with Mary Brickell Village and other projects in the works, Brickell is becoming a pedestrian friendly place."



Brickell on the River

LOCATION: 27 SE 5th Street

DEVELOPER: Brickell on the River, Inc. – Groupe Pacific

STATUS: obtaining permits for first tower; groundbreaking in Spring 2003

PRICE RANGE: \$180,000 to 450,000 (anticipated)

DESCRIPTION: One of the first new residential developments planned on the Miami River, this two-phase project will entail two 42-story residential towers comprising 712 units, a library, spa, men's and women's fitness centers, billiards, pool, tennis courts and 872 parking spaces. Twenty 300- to 500-square-foot offices for owners who wish to live and work in the building. The developer is taking advantage of a 50-foot setback along the Miami River, where indoor/outdoor retail and restaurant space will be integrated amid European gardens and fountains.

A WORD FROM THE DEVELOPER: "The beauty of this project is it's lively urban setting," remarked **Michael Bedzow**, president and CEO of Groupe Pacific. "The Miami River is the fourth busiest port in Florida. Residents can enjoy the excitement of the river at a human scale while strolling along the riverwalk."

"Another exciting element of this project is that it will be located right next to the Metro mover. This is true urbanizing of Miami. Residents can live and work in the same location, and then use public transit to reach Downtown, the Performing Arts Center or Dadeland Mall. We're gearing away from suburban sprawl entirely."

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Commercial Projects



Mary Brickell Village

LOCATION: 900 S. Miami Avenue

DEVELOPER: Constructa

STATUS: breaking ground by the end of 2002, with completion in Summer 2004.

DESCRIPTION: With a flagship 28,000-square-foot, upscale Publix as the main anchor, this 192,000-square-foot leisure and lifestyle center will cater to the urban clientele who live and work in Brickell. The development, designed with an Old Florida ambiance, will feature a 350-unit luxury rental tower, 20,000 sq. ft. of office space, an 850-space parking garage and a unique mix of retail. Dining options will fit every taste and budget, with P. F. Chang's, Redstone Grill and OceanAire, a high-end seafood restaurant. Starbuck's, Latin and Sushi restaurants will round out the mix. Other amenities include an executive health club, day spa and unique local and European boutiques.

A WORD FROM THE DEVELOPER: "We never swayed from our original plan of focusing on the daily needs of Brickell residents," said **George Giebel**, Sr. Vice President of Constructa. "From the beginning, the community has been very supportive of this project, and we are excited to meet their needs with such a unique concept."



One Riverview Square

LOCATION: 325 S. Miami Avenue

DEVELOPER: Panther Real Estate Partners

STATUS: under construction with completion planned for Spring 2003

DESCRIPTION: An office and retail development on the riverwalk on the north side of Miami River. The project will entail 155,000 sq. ft. of office space and 8,000 sq. ft. of retail, to include indoor/outdoor restaurant components on the riverwalk.

Brickell Plaza

LOCATION: 1421 S. Miami Avenue

DEVELOPER: Fortune International Development

STATUS: completion December 2002

DESCRIPTION: An 18,000 sq. ft. shopping plaza that will provide a dry cleaner, flower shop, pizzeria and other service-oriented retail along with 22 parking spaces.



Coral Station at Brickell Way

LOCATION: Brickell Way between Coral Way and S.W. 15th Road (next to Publix)

DEVELOPER: BVT Development Corporation & Taylor Development and Land Co.

STATUS: received MUSP approval; now in design development phase; completion planned for early 2005

DESCRIPTION: This mixed-use development, designed by Revuelta, Vega, Leon Architects, includes a 12-story, 180,00 sq. ft. office tower, a 28-story, 365 unit residential tower, 65,000 sq. ft. of retail and 800 parking spaces. The parking garage is hoped to ease parking congestion at the Publix across the street.

A WORD FROM THE DEVELOPER: "This is a homeowner/developer project," said **Harvey Taylor**, president of Taylor Development and Land Co. "We worked closely with the homeowners on the design of this project."

Two favorite restaurants that have served Brickell residents for many years, Perricone's and Firehouse Four, are also further investing in Brickell.

Perricone's Marketplace & Cafe

LOCATION: 15 SE 10th Street

STATUS: under construction with completion in November 2002

DESCRIPTION: To better serve the market's growing customer base, 2,000 square feet of additional kitchen and food preparation space is being added to the existing restaurant.

Firehouse Four

LOCATION: 1000 S. Miami Avenue

DEVELOPER: New Spanish Concepts

STATUS: under renovation with completion in Spring 2003

DESCRIPTION: A new, upscale Spanish-cuisine restaurant will be housed in the historic 1923 City of Miami Fire Station. Upstairs guests will experience creative fine dining, while the downstairs will convey a casual European ambiance with a tapas and coffee bar that opens out to the street for *al fresco* dining.

Special Entertainment Districts

The City of Miami abolished the distance requirements between liquor license holders and created two specialty zoning areas. District A, the Brickell Riverside District, runs from the Miami River south to 8th Street, and from S.W. 1st Avenue east to Brickell Avenue. District B, the Brickell Village District, runs from 8th Street south to Coral Way, and from S. W. 1st Avenue east to Miami Ave.

Mixed-Use Projects



Brickell View

LOCATION: 1200 S. Miami Avenue

DEVELOPER: Bermello, Ajamil and Partners, Inc.

STATUS: under construction with completion in Spring 2004

DESCRIPTION: A luxury development encompassing 600 rental units, 25,000 sq. ft. of retail and 843 parking spaces within walking distance of the Metrorail and Mary Brickell Village.

The project is being developed in two phases, with one tower of 323 units currently under construction and another tower with 277 planned for future development. All amenities will be situated on the eighth floor, where residents will find an infinity-edge pool, a fully-equipped gymnasium, spa, media room with theater-style seating, business center and a wine vault.



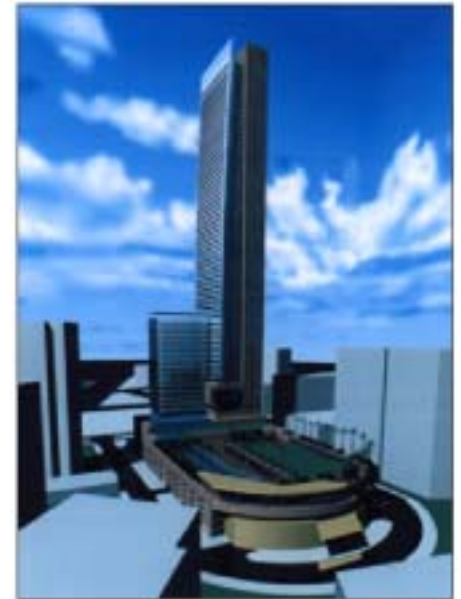
Brickell Bay Plaza

LOCATION: 1200 Brickell Bay Drive

DEVELOPER: Florida East Coast Realty, Inc.

STATUS: under construction with completion in Summer 2004

DESCRIPTION: A 43-story project featuring 645 apartment units, a health club, a restaurant and supporting retail.



Millennium

LOCATION: 1441 Brickell Avenue

DEVELOPER: Millennium Partners

STATUS: under construction with completion in Summer 2003

DESCRIPTION: A mixed-use complex featuring a 222-room Four Seasons Hotel, 186 luxury condo units, 220,000 square feet of Class

"A" office space, a 40,000-square-foot fitness spa, retail areas and 1,000 parking spaces.



Espirito Santo

LOCATION: 1395 Brickell Avenue

DEVELOPER: Estoril, Inc.

STATUS: under construction with completion in Summer 2003

DESCRIPTION: A 36-story mixed-use project that includes 300,000 sq. ft. of office space, 203 luxury hotel rooms, 117 condo units, a recreation center, 20,000 sq. ft. of retail and a 960-space parking garage.



Brickell Station

LOCATION: 1101 SW 1st Avenue

DEVELOPER: KV Brickell Partners, Inc.

STATUS: construction document phase; completion in June 2005

DESCRIPTION: A mixed-use development consisting of two residential towers with 359 units each. The project, across the street from the Metrorail station, will be complimented by 17,500 sq. ft. of visible ground level retail to serve residents and passersby.

A WORD FROM THE DEVELOPER: "Brickell Station will tie in nicely with Mary Brickell Village, which will certainly be one of the premier urban villages in the country," says J. Kevin Reilly, president of KV Brickell Partners. "Being positioned across the street from the Metrorail and one block from the Village makes us particularly well-situated."



Brickell City Center

LOCATION: 901 Brickell Avenue

DEVELOPER: Planet Realty

STATUS: planning phase; no completion date as of yet

DESCRIPTION: A large, mixed-use complex featuring two residential towers together with a commercial complex. Phase I will involve a 42-story tower with 450 residential units. Phase II will involve a 50-story tower with 500

"Residents can enjoy the excitement of the river at a human scale while strolling along the riverwalk."

–Michael Bedzow, Groupe Pacific

residential units. Amenities include a restaurant, fitness center, pool and parking garage.



The Miami Flatiron Building

LOCATION: Between S.E. 10th & 11th Streets on South Miami Avenue

DEVELOPER: Currently seeking developer

STATUS: conceptual design phase

DESCRIPTION: A unique mixed-use development designed by Morris Borges Architects on the former Brickell Emporium site. The current concept calls for a building with character, possibly a "Clock Tower" type of landmark as is often found in northern cities. The proposed mix incorporates high-end, loft style

condominiums with French balconies and ground level retail. Steve Perricone will be creating the restaurant concept for the ground level. The project will create further excitement in that the People-mover system will run right through the center of the building.

"We are looking to bring a developer to the table that shares our vision," said real estate maven **Edie Laquer**, one the partners for the project. "Miami needs a building with personality. I want to hear people say 'Meet me at the clock'. We hope this becomes a landmark where people congregate to enjoy each other's company and a great sense of place. I'd love to see this building become the location where Miami 'drops the ball' on New Year's Eve, just like they do in Times Square."



Brickell Village

LOCATION: along South Miami Avenue from S.W. 8th Street to the Miami River

DEVELOPER: Millennium Partners

STATUS: preliminary design phase

DESCRIPTION: An expansive 12-acre, mixed-use development encompassing four million sq. ft. of residential and retail space.

Public Projects

Brickell Avenue Streetscape Projects

FINANCIAL DISTRICT: Brickell Avenue from SE 5th Street to SE 15th Road

DEVELOPER: DDA, FDOT, Miami-Dade County and City of Miami

STATUS: conceptual plan completed; now in design and funding phase

DESCRIPTION: Architect Glatting, Jackson, Kercher, Anglin, Lopez, Rinehart has developed a \$10 million streetscape design which includes landscaping, lighting, sidewalk paving, street furniture and crosswalks. Construction is planned to begin in early 2003.

RESIDENTIAL BRICKELL: S.E. 15th Road to 26th Road.

DEVELOPER: City of Miami

STATUS: conceptual design completed by Wallace Roberts Todd. Pending funding to go before the City Commission November 2002.

DESCRIPTION: Decorative street lighting, entryways, paving and other enhancement options to improve safety and ambiance of the Brickell neighborhood.

EDITOR'S NOTE: We thank the Downtown Development Authority for their assistance with helping us identify the various projects in the area and putting us in touch with the principals involved. The DDA keeps tabs on all that's happening in the area, and helps to attract new activity on an ongoing basis. ■

Getting Around Brickell

The volume of new development throughout Brickell has many concerned about the impact on traffic in the area.

The ill-managed delays caused by construction earlier this year have been handled much better with some changes in signalization, better coordination within City Hall departments and police oversight. But neighbors wonder what lies ahead.

The City of Miami is conducting computer modeling to forecast what can be expected when new residences and new businesses come online. Changes to streets that are one-way such as South Miami Avenue and Eighth Street are being considered. Converting the traffic circulation system at the DuPont Plaza that causes bottlenecks is being studied. Plans call for finding ways to encourage more traffic over the less traveled Miami River Bridge. And, a tunnel under the Miami River at Southwest First Avenue is being considered. Many of the traffic improvements could be funded with the municipal portion of the Transit Surtax Plan, if it passes November 5.

Despite of the increased density, it is anticipated that various strategies might actually bring about a reduction in vehicular traffic. There's discussion of expanding the Brickell Shuttle service to provide a convenient connection between the Central Business District to the north of the Miami River with the Brickell territory to the south. ■